



HISTORIC DISTRICT COMMISSION REGULAR MEETING

2 Fairgrounds Road
Nantucket, Massachusetts 02554
www.nantucket-ma.gov

Commissioners: Raymond Pohl (Chair), Diane Coombs (Vice-chair), John McLaughlin, Abigail Camp, Vallorie Oliver,
Associate Commissioners: Stephen Welch, Terence Watterson, Jessie Dutra

~~ MINUTES ~~

Tuesday, May 23, 2017

Public Safety Facility, 4 Fairgrounds Road, Training Room – 4:30 p.m.

Called to order at 4:32 p.m.

Staff in attendance: John Hedden, PLUS Administrative Specialist; Cathy Flynn, Administrative Specialist; Terry Norton,
Town Minutes Taker

Attending Members: Pohl, Coombs, McLaughlin, Oliver, Welch, Watterson, Dutra

Absent Members: Camp

Late Arrivals: None

Early Departures: McLaughlin, 8:48 p.m.

Agenda adopted by unanimous consent.

I. PUBLIC COMMENT

None

II. CONSENT

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. 8 Masaquet Ave, LLC – 68060	8 Masaquet Avenue	Demo shed	80-193	Rowland Assocs.
2. 8 Masaquet Ave, LLC – 68061	8 Masaquet Avenue	Demo shed #2	80-193	Rowland Assocs.
3. 8 Masaquet Ave, LLC – 68062	8 Masaquet Avenue	Demo pool	80-193	Rowland Assocs.
4. Rosenthal, Carol – 68063	34 MadaquechamValley Rd.	Roof chng to arch.	89-24	RJS
5. Lemberg Son Daughter, LLC – 68064	3 Mary Ann Drive	New Dwelling	68-214	Self
6. Barbieri, Leonard – 68065	48 West Miacomet Road	Rev. 67738, steps, shwer	86-4	Botticelli & Pohl
7. Doran, Jordan H. Trst – 68066	15 Monohansett Road	Addition	79-148	Sophie Metz Design
8. Myers, Vaughan – 68067	18 MacLean Lane	Roof chng to arch	55-448	Vasil Marinov
9. Hudzik, Brian – 68068	7 Parker Lane	Garage doors	67-319	Self
10. I James Street Trust – 68069	53 Walsh Street	Rev. 67145, fenestration	29-60	Botticelli & Pohl
11. Fogarty, Brian – 68070	10 Uncatena Street	Rev. 65976, frnt door color	80-16	Emeritus
12. Platt, Geoffrey – 68071	68 Hooper Farm Road	Cottage	67-678	Val Oliver
13. Pappendick, Ted – 68072	25 Sankaty Road	Demo shed	49.2.3-17	Botticelli & Pohl
14. Phelan – 68073	9 Monomoy Road	Pergola	54-138	Nathan McMullen
15. TJ Watterson – 68074	33 1/2 Vesper Lane	Shed	55-908	Concept Design
16. Be Kind, LLC – 68075	16 Pippens Way	Roof skirt	43-94.8	Ethan McMorrow
17. Polpis Harbor, LLC – 68076	250 Polpis Road	Front door color chng	26-27	Self
18. Polpis Harbor, LLC – 68077	250 Polpis Road	Pent roof	26-27	Self
19. Westmoor Farms, LLC – 68078	6 Old Westmoor Farm Road	Rev. 65733, winds, doors	41-821	Ethan McMorrow
20. Petkov, Niko – 68079	42 Mary Ann Drive	Bulkhead, window wells	68-964	Rowland Assocs.
21. 8 th Avenue South N.T. – 68080	22 Trotters Lane	Rev. 66323, stairs	67-143	Rowland Assocs.
22. CHC Development, LLC – 68081	7 Primrose Lane	Rev. 64242, chng pergola	40-65	CWA
23. Viano, Frank – 68082	49 Pine Street	Rotate shed on lot	55.4.1-183	Val Oliver
24. Town of Nantucket – 68083	4 Western Avenue	Exhaust fan, awning	87/60-65	LINK
25. McDonough, Martin – 68084	14 Swayzes Drive	Shower enclosure	66-159	Permits Plus
26. Pastan, Phil – 68085	46 Skyline Drive	Move off	68-57	Patty Roggeveen
27. Pastan, Phil – 68086	48 Skyline Drive	Move on	79-45	Patty Roggeveen
28. Richmond Development – 68087	35 Daffodil Lane	Garage move off	68-742	Structures Ultd
29. Glowacki, Walter – 68088	12A Greglen Avenue	Garage move on	68-181	Structures Ultd
30. SeaDub LLC – 68089	63 North Liberty Street	Rev. 66086, guest hse door	41-144	Ethan McMorrow
31. SeaDub LLC – 68090	63 North Liberty Street	Rev. 65805, main hse, door	41-144	Ethan McMorrow
32. Stefanski, Anita – 68091	64 Union Street	Replace windows	55.1.4-66	Scott Capizzo
33. Kramer, Lynne – 68092	26 Pine Street	Window well	42.3.2-109	Sanne Payne
34. S/P Norwell – 68093	78 Union St./ 3 Mariner Wy	Move on site	55.1.4-72	BPC

35. Williams, Colin – 68094	16 Williams Street	Hardscape-fence	55-372	Self
36. Jamer, Ralph – 68095	20 West Chester Street	Rev. 65907, chimney	42.4.3-58.1	Chip Stahl
37. Martin, Robert – 68096	3 South Mill Street	Demolition	55.4.4-22.1	Topham Design

Voting Coombs (acting), McLaughlin, Welch, Dutra
 Alternates None
 Recused Pohl, Oliver, Watterson
 Documentation None
 Representing None
 Public None
 Concerns No concerns
 Motion **Motion to Approve. (Dutra)**
 Vote Carried 3-0//McLaughlin abstain

Certificate # 68060 to 68096

III. CONSENT WITH CONDITIONS

1. Lieber, Jonathan 6 Stone Post Way Hardscape, fence 74-38.1 Dharshini Joseph
 • Fence to be on inside of plantings.

Voting Pohl, Coombs, McLaughlin, Oliver, Dutra
 Alternates Welch, Watterson
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns No additional concerns
 Motion **Motion to Approve through staff per noted conditions. (Coombs)**
 Vote Carried 4-0//McLaughlin abstain

Certificate # 68097

IV. SIGNS

<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1. Sanford, Henry	41 Main Street	Projecting sign	43.2.1-208	Self

Voting Pohl, Coombs, McLaughlin, Oliver
 Alternates Welch, Watterson, Dutra
 Recused None
 Documentation Sign design and site plans and photos.
 Representing None
 Sign Advisory None
 Concerns **Staff** – Read SAC comments: hold for representation
 Motion **Motion to Hold for representation. (Coombs)**
 Vote Carried 5-0

Certificate #

2. Various locations	Various locations	Temporary Sign	Various	Kim Horyn
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Voting Pohl, Coombs, McLaughlin, Oliver
 Alternates Welch, Watterson, Dutra
 Recused None
 Documentation Sign design and site plans and photos.
 Representing None
 Sign Advisory None
 Concerns **Staff** – Read SAC comments: This was withdrawn
 Motion N/A
 Vote N/A

Certificate #

3. Kilvert, Charlie	117 Pleasant Street	Wall sign	55-267.6	Paul McCarthy
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Voting Pohl, Coombs, McLaughlin, Oliver
 Alternates Welch, Watterson, Dutra
 Recused None
 Documentation Sign design and site plans and photos.
 Representing None
 Sign Advisory None
 Concerns **Staff** – Read SAC comments: approvable
 Motion **Motion to Approve. (Coombs)**
 Vote Carried 5-0

Certificate # 68098

V. OLD BUSINESS

1. Island Lumber	1 Polpis Road	Metal storage bldg #6	54-121	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Watterson			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Ethan McMorrow – Reviewed changes made per previous concerns. Joseph Guay , General Manager – The plans now show where the Leland Cyprus will go.			
Public	None			
Concerns (4:39)	Oliver – With all the proposed and existing vegetation, she has no concerns but that is the position closer Polpis Road. The eave height is 19 feet. Welch – If this were visible, he would have concerns. He could approve with limited visibility. He was focusing on the 100-foot side. Coombs – It's visible from Polpis and it should be shingled. Pohl – Standing on Polpis and looking in through the curb cut, it will be visible. There are a lot of metal buildings.			
Motion	Motion to Approve due to limited visibility per Exhibit A. (McLaughlin)			
Vote	Carried 4-0//Coombs abstain	Certificate #	68099	

VI. NEW BUSINESS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Thayer, Geoff	7 Doc Ryder Drive	Chimney, doors	66-212	Self
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra				
Alternates	Welch, Watterson				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Geoff Thayer – Presented project.				
Public	None				
Concerns (4:48)	No concerns.				
Motion	Motion to Approve as submitted. (Oliver)				
Vote	Carried 5-0		Certificate #	68100	
2.	Town of Nantucket	Wamasquid Place	Shed, fence, drive	56-113	Steven Pedersen
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	David Gray , Director Sewer – The generator will be screened by the fence but it will be grey. Steven Pedersen – Presented project; structure will be natural to weather siding and trim, grey door and bed pan, and roof charcoal grey.				
Public	None				
Concerns (4:50)	No concerns with the shed. Discussion about the height of the fence; consensus wants the fence to be 5 feet board and 1 foot square lattice. Pohl – The paving should be a separate application.				
Motion	Motion to Approve with the 5&1 fence. (McLaughlin)				
Vote	Carried 5-0		Certificate #	68101	
3.	Town of Nantucket	Monomoy Road	Shed	54-204	Steven Pedersen
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	David Gray , Director Sewer – There are a lot of Leland Cyprus around this so no fence is necessary. Steven Pedersen – Presented project; same as Wamasquid Place.				
Public	None				
Concerns (5:01)	Clarification of the site plan. Oliver – She could approve this contingent upon the vegetation being maintained. Pohl – The color pallet should be the same as for Wamasquid Place.				
Motion	Motion to Approve with everything grey and vegetation to remain or be replaced. (McLaughlin)				
Vote	Carried 5-0		Certificate #	68102	

4. Carson, William	Rear Plainfield	Garage	49.3.2-2	JGGA
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns (5:09)	None at this time			
Motion	Motion to Hold for representation. (Oliver)			
Vote	Carried 5-0	Certificate #		
5. Cohen, Jarek	1 Equator Drive, unit 2	Fence	66-267.2	Self
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	Hardscaping and site plans and photos.			
Representing	None			
Public	None			
Concerns (5:10)	Pohl – On one property line, it is set way back from Equator Drive; on the other side it comes almost to the road. No concerns.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Vote	Carried 5-0	Certificate #	68103	
6. K225, LLC	3 Brewster Road	Rev. 64894: fence, wall	54-261	Chip Stahl
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Hardscaping and site plans and photos.			
Representing	Chip Stahl – Presented project.			
Public	None			
Concerns (5:14)	No Concerns.			
Motion	Motion to Approve through staff with plans highlighted per Exhibit A. (Coombs)			
Vote	Carried 5-0	Certificate #	68104	
7. K225, LLC	3 Brewster Road	Rev. 63978: window, bracket	54-261	Chip Stahl
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Chip Stahl – Presented project.			
Public	None			
Concerns (5:18)	No concerns.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Vote	Carried 5-0	Certificate #	68105	
8. Ireland, Lorene	6 West Dover Street	Door, window, skylight	55.4.1-174.2	Self
Voting	Pohl, Coombs, McLaughlin, Welch, Watterson			
Alternates	Dutra			
Recused	Oliver			
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.			
Representing	Lorene Ireland – Presented project.			
Public	None			
Concerns (5:20)	Watterson – Per the window cut sheet, the panes on the 4-over-4 have horizontal panes; the window should match existing. Suggested reusing one of the existing windows to be removed. Coombs – Agrees with HSAB about a more complete application. Skylight should be on the upper 2/3 of the roof plane. The skylight and windows should be wood. McLaughlin – Agrees about the skylight. Welch – Okay with the reusing an existing window. The existing door is a 4-light and its replacement should match that. Pohl – Read HSAB comments: Need historic information; need as-built drawings and dimensions on the proposed. Skylights should not exceed 2X3.			
Motion	Motion to Approve through staff per Exhibit A reusing one of the existing windows, skylight to be wood clad, no more than 2X3 vertically oriented, and placed in the upper 2/3 of the roof plane. (Watterson)			
Vote	Carried 5-0	Certificate #	68106	

9. Sutherland, Elizabeth	80A Old South Road	Hoop barn	68-412	Self
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Architectural elevation plans and photo.			
Representing	Elizabeth Sutherland – Presented project; it would be up until it needs to be replaced.			
Public	None			
Concerns (5:33)	Oliver – She thought these were approved for a limited amount of time. She would want a vegetative screen. Coombs – We usually put a time limit on them as a temporary building. McLaughlin & Dutra have no concerns. Pohl – Could request planting between the parking and the hoop barn to screen it from Hinsdale Road.			
Motion	Motion to Approve with year-round vegetative screen. (Oliver)			
Vote	Carried 5-0	Certificate #	68107	
10. Connolly, Julie	199 Madaket Road	Front door change	59-58.1	Andy Buccino
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Dutra			
Recused	Watterson			
Documentation	Architectural elevation plans, photos, and advisory board comments.			
Representing	None			
Public	None			
Concerns (5:45)	Pohl – This failed inspection. Read MAB comments: No concerns.			
Motion	Motion to Approve as submitted. (Welch)			
Vote	Carried 5-0	Certificate #	68108	
11. Miller, Dean	31 Hooper Farm Road	Rev. 66783: dormer	55-91	Self
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Architectural elevation plans and photos			
Representing	Dean Miller – Only the garage is visible. Presented project.			
Public	None			
Concerns (5:46)	Coombs – The dormers should be pulled six inches off the roof. The dormer windows should be fixed six-lights. McLaughlin – Agrees the dormer windows should be six-lights. Oliver – The dormer windows, to have the proper panes, should be eight-lights; the left dormer should align over one of the 1 st -floor windows. Dutra - Nothing to add.			
Motion	Motion to Approve through staff with the dormer windows to be eight light and the east elevation left dormer shifted to be centered between the 1st-floor windows. (Oliver)			
Vote	Carried 5-0	Certificate #	68109	
12. Condon	8 Barnabus Lane	Hardscape: wall, patio	41-568	D. Troast
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Hardscape and site plans, photos, and advisory board comments.			
Representing	David Troast – Presented project.			
Public	None			
Concerns (5:54)	Pohl – Read HSAB comments: no concerns. No concerns due to lack of visibility.			
Motion	Motion to Approve. (Watterson.			
Vote	Carried 5-0	Certificate #	68110	

13. Net Zero, LLC	101 Low Beach Road	Garage	75-32	Thornewill Design
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Carrie Thornewill , Thornewill Design – Presented project; presented corrected plans at the table.			
Public	None			
Concerns (5:57)	No concerns.			
Motion	Motion to Approve as submitted. (McLaughlin)			
Vote	Carried 5-0	Certificate #	68111	
14. Amaral, Joni	28 Vesper Lane	Dormer, deck	55-420	Brook Meerbergen
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Brook Meerbergen – Presented project; need a couple of egress windows. Joni Amaral – He plans to replace all the window eventually.			
Public	None			
Concerns (6:01)	Oliver – Would prefer 1-over-1, double-hung windows in place of the casements; however, if all windows will be upgraded to 2-over-2; leave these as proposed. McLaughlin – Pointed out a drafting error.			
Motion	Motion to Approve as submitted and through staff with corrected drawings with regards to the fence. (Coombs)			
Vote	Carried 5-0	Certificate #	68112	
15. Segalas, Susanne	8 Mayhew Lane	Color change	41-396.5	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Ethan McMorrow – Presented project; doors and shutters to be black and clapboard white.			
Public	None			
Concerns (6:09)	Oliver – All houses with clapboards in the neighborhood are white. Coombs – It is very repetitive but approvable. McLaughlin – No comments. Dutra – No comments.			
Motion	Motion to Approve as submitted. (Coombs)			
Vote	Carried 5-0	Certificate #	68113	
16. Farokhzad, Omid	39 Sankaty Road	Relocate garage on site	49.2.3-51	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Ethan McMorrow – Presented project.			
Public	None			
Concerns (6:12)	No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0	Certificate #	68114	
17. Farokhzad, Omid	39 Sankaty Road	Shower, doors	49.2.3-51	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Ethan McMorrow – Presented project.			
Public	None			
Concerns (6:14)	No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0	Certificate #	68115	

18. Mid Island Service, LP	41 Sparks Avenue	Addition	55-267.4	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Ethan McMorrow – Presented project.			
Public	None			
Concerns (6:16)	No concerns.			
Motion	Motion to Approve as submitted. (Coombs)			
Vote	Carried 5-0	Certificate #	68116	
19. City Electric Service	5 Teasdale Circle	Door, window changes	69-74	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Ethan McMorrow – Presented project.			
Public	None			
Concerns (6:19)	No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0	Certificate #	68117	
20. Steven Lewis	37 Pine Street	Rev. 67634: addition	55.4.1-68	Ethan McMorrow
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, photos, historic documentation, and advisory board comments.			
Representing	Ethan McMorrow – Presented project; the only historic windows are on the north elevation.			
Public	None			
Concerns (6:22)	Pohl – Read HSAB comments: previous approval more appropriate; proposed is insensitive and overwhelming; shouldn't lose historic south-elevation windows in main mass; proposed is a significant character change. Oliver – From the front, the addition eave should drop down; the roof could be brought down and still provide for the interior program. Watterson – Agrees with Ms Oliver. Coombs – Preferred the previous approval. Pohl – The previous approval was set back more dramatically from the street; would like the gable reduced.			
Motion	Motion to Hold for revisions. (Oliver)			
Vote	Carried 5-0	Certificate #		
21. Von Seggern	15 Long Pond Drive	Rev. 67610: shed	59-36	Structures Unlimited
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch			
Alternates	Watterson, Dutra			
Recused	None			
Documentation	Architectural elevation plans, photos, and advisory board comments.			
Representing	Nancy Drahzal , Structure Unlimited – Presented project.			
Public	None			
Concerns (6:30)	Pohl – Read MAB comments: no concerns. No concerns.			
Motion	Motion to Approve as submitted. (Welch)			
Vote	Carried 5-0	Certificate #	68118	
22. David A. Lipton Trust	11 Uncatena Street	Shed	80-199	Structures Unlimited
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra			
Alternates	Welch, Watterson			
Recused	None			
Documentation	Architectural elevation plans and photos.			
Representing	Nancy Drahzal , Structure Unlimited – Presented project.			
Public	None			
Concerns (6:32)	Oliver – The site plan is not clear and we need to know the shed is not forward of the house. No other concerns.			
Motion	Motion to Approve with the shed not to be forward of the house. (Oliver)			
Vote	Carried 5-0	Certificate #	68119	

23. Rhodes, Thomas	125 Main Street	Shed	42.3.3-49	Structures Unlimited
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Nancy Drahzal , Structure Unlimited – Presented project; it can't be attached due to ground cover.			
Public	None			
Concerns (6:36)	Pohl – Read HSAB comments: should be on west side of lot with west elevation facing street; should consider shed-wart attached to house. Watterson – Agrees with HSAB; it should be on the west side of the lot; there is plenty of ground cover. Oliver – Using only 14.7 of 50% ground cover; it could be a wart off the house; it's not appropriate on Quarter Mile Hill. Coombs – Agrees; it shouldn't be in the hedge; there is plenty of room elsewhere. McLaughlin – This will be visible in the proposed location; it should be off the property line. Pohl – The consensus is that it shouldn't be on Quarter Mile Hill. We need a revised location.			
Motion	Motion to Hold for revisions and a viewing. (McLaughlin)			
Vote	Carried 5-0	Certificate #		
24. Anathan, Robert	56 Starbuck Road	Addition, dormers, wnd chng	59.3-129	Sanne Payne
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson			
Alternates	Welch, Dutra			
Recused	None			
Documentation	None			
Representing	None			
Public	None			
Concerns	None at this time			
Motion	Motion to Hold for representation. (Coombs)			
Vote	Carried 5-0	Certificate #		
25. Holt, Matthew	98 Squam Road	Rev. 66413: roof, fenestr	12-36	Botticelli & Pohl
Voting	Coombs (acting chair), McLaughlin, Oliver, Watterson, Dutra			
Alternates	Welch			
Recused	Pohl			
Documentation	Architectural elevation plans and photos.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (6:46)	No concerns.			
Motion	Motion to Approve due to lack of visibility. (Dutra)			
Vote	Carried 5-0	Certificate #	68120	
26. Ard, Warren	6 Berkley Street	Rev. 67901: re site on lot	76.1.3-43	Botticelli & Pohl
Voting	Coombs (acting chair), McLaughlin, Oliver, Welch, Dutra			
Alternates	Welch			
Recused	Pohl			
Documentation	Architectural elevation plans, photos and correspondence.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (6:48)	Oliver – Read letter of objection into the record; none of the opposition points are within HDC jurisdiction. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0	Certificate #	68121	
27. Falcon Park, LLC	20 Gosnold Road	Rev. 67478: fenestration	30-86	Botticelli & Pohl
Voting	Coombs (acting chair), McLaughlin, Oliver, Welch, Watterson			
Alternates	Dutra			
Recused	Pohl			
Documentation	Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (6:52)	Welch – Would like another row of corbelling at the top of the chimney. No other concerns.			
Motion	Motion to Approve through staff with the extra corbelling on the chimney. (Oliver)			
Vote	Carried 5-0	Certificate #	68122	

28. Rabil, Albert	141 Cliff Road	Pool house	30-1.7	Botticelli & Pohl
Voting	Coombs (acting chair), McLaughlin, Oliver, Welch, Dutra			
Alternates	Watterson			
Recused	Pohl			
Documentation	Architectural elevation plans and photos.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (6:56)	McLaughlin – This should have a topography map with it. No concerns.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0	Certificate #	68123	
29. Nantucket 62 Walsh	62 Walsh Street	Rev. 67198: fenst, prch, roof	29-85	Botticelli & Pohl
Voting	Coombs (acting chair), McLaughlin, Oliver, Watterson, Dutra			
Alternates	Welch			
Recused	Pohl			
Documentation	Architectural elevation plans and photos.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project.			
Public	None			
Concerns (6:59)	Discussion about the 2-over-1 windows in the addition with the rest being 6-over-1. McLaughlin – No concerns. Oliver – No concerns. Watterson – South elevation, the cross bucks will need Plexiglas behind them. Dutra – The changes are an improvement.			
Motion	Motion to Approve as submitted. (Dutra)			
Vote	Carried 5-0	Certificate #	68124	
30. Pappendick, Ted	25 Sankaty Road	Re-site on lot, demo addtn, perg	49.2.3-17	Botticelli & Pohl
Voting	Coombs (acting chair), McLaughlin, Oliver, Welch, Watterson			
Alternates	Dutra			
Recused	Pohl			
Documentation	Architectural elevation plans, photos, correspondence, and historic documentation.			
Representing	Lisa Botticelli , Botticelli & Pohl – Presented project; removing the 2 nd floor.			
Public	None			
Concerns (7:07)	Oliver – Okay with the fenestration. No concerns. Watterson – The changes are appropriate. McLaughlin – No comments. Welch – This is a huge improvement. North elevation, the fenestration with the doors could be a concern but not visible. Coombs – This is a contributing structure circa 1938; it doesn't say when the 2 nd floor was put on. Reviewed and discussed what elements of the structure are historic.			
Motion	Motion to Approve as submitted. (Oliver)			
Vote	Carried 5-0	Certificate #	68125	
Break 7:21 to 7:29 p.m.				
31. Fee	141 Orange Street	Multi-family dwelling	55-153	Emeritus
Voting	Pohl, Coombs, Oliver, Welch, Dutra			
Alternates	Watterson			
Recused	McLaughlin			
Documentation	Architectural elevation plans, photos, correspondence, and advisory board comments.			
Representing	Matt MacEachern , Emeritus Development – Reviewed changes to site plan and orientation; footprint is smaller.			
Public	None			
Concerns (7:29)	Pohl – This application got down to three members; this is a resubmittal for a full board. Coombs – The roof ridge is over 50 feet long. West elevation, the left gable mulled windows should be separated; this side is very repetitive. Appreciates the reduction in height. The front balcony is atypical facing Orange Street. Oliver – Agree with Ms Coombs. The front balconies should be eliminated. The overhangs should be reduced. Welch – Agrees about the front balconies and the overhangs. West elevation, the “D” windows should be larger. Feels this goes a long way in bridging the gap between the old historic district (OHD) and the mid-island master plan Dutra – He likes the overhangs; feels they make the building shorter. Likes the front balconies. Pohl – Agrees about unganging and enlarging the west elevation “D” windows. Agrees about the front balconies.			
Motion	Motion to Hold for revisions. (Coombs)			
Vote	Carried 5-0	Certificate #		

32. Miller, Chandra	13 West Dover Street	Window replacement	55.4.1-196	Val Oliver
Voting	Pohl, Coombs, McLaughlin, Watterson, Dutra			
Alternates	Welch			
Recused	Oliver			
Documentation	Architectural elevation plans, photos, correspondence, historic documentation, and advisory board comments.			
Representing	Val Oliver – Presented project; survey says it's circa 1800s, but from 1892 to 1909 there was a structure that disappeared in the 1920s; a structure didn't reappear on the lot again until the 1960s. Asking for simulated-divided-light windows (SDL) on all sides but the front; the front will have true-divided-light windows (TDL). The picture window is an existing SDL; it would be replaced with a Green Mountain muntined window.			
	Chandra Miller			
Public	None			
Concerns (7:49)	Pohl – Read HSAB comments: no concerns. SDLs have been allowed on sides that aren't visible from the street. Watterson – He's concerned it would set a bad precedent to allow SDLs in the OHD. No others have concerns.			
Motion	Motion to Approve as submitted. (Coombs)			
Vote	Carried 5-0	Certificate #	68126	

VII. VIEWS

	<u>Property owner name</u>	<u>Street Address</u>	<u>Scope of work</u>	<u>Map/Parcel</u>	<u>Agent</u>
1.	Nantucket Marine, LLC	14 Sun Island Road	Solar panels	69-105	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Zach Dusseau – Presented project. Sergey Chumak, Nantucket Marine, LLC				
Public	None				
Concerns (7:58)	No concerns.				
Motion	Motion to Approve as submitted. (Welch)				
Vote	Carried 5-0		Certificate #	68127	
2.	Brodie, Peter	70 Sankaty Road	Solar panels	49-81	ACK Smart
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra				
Alternates	Welch, Watterson				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Zach Dusseau – Presented project; explained why all the panels aren't on the ground.				
Public	None				
Concerns (7:58)	McLaughlin – He questions the visibility. He wants to view it again. Coombs – Suggested doing a short run of four panels on the ground. She also wants to view again with the pole showing the array at four panels high. Oliver – The visibility is very minimal. Pohl – The panels on the garage roof will be visible but those on the ground won't be.				
Motion	Motion to View and to come back on May 30. (McLaughlin)				
Vote	Carried 5-0		Certificate #		
3.	Five Barstow, LLC	5 Barstow Road	Guest house	40-46	Chris Skehel
Voting	Pohl, Coombs, McLaughlin, Oliver, Watterson				
Alternates	Welch, Dutra				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Chris Skehel , Castle Group – Presented project.				
Public	None				
Concerns (8:11)	Watterson – East elevation, the deck could be shortened 18 inches each side. North elevation, the Nr. 2 door transom panes should be more vertical. Doesn't look like the hipped roofs are drawn correctly; same on the front. Coombs – East elevation, some of the triple French doors should be windows. South elevation, add a 1 st -floor window. West elevation, bring the dormer cheek walls in. This could be a little more creatively done. McLaughlin – The front door should not have transoms. North elevation, the stair don't show on the east. Oliver – Would like to view to see how it relates to the main house; this is over 22 feet tall. Pohl – Agrees with the repetitive French doors that face the road and bringing in the deck.				
Motion	Motion to Hold for revisions and a view. (Coombs)				
Vote	Carried 5-0		Certificate #		

4.	8 Masaquet Ave LLC	8 Masaquet Avenue	Move off/demo house	80-193	Rowland Assocs.
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Ben Normand , Rowland & Associates – Presented project; circa 1981				
	Ryan Fish				
Public	None				
Concerns (8:22)	No concerns.				
Motion	Motion to Approve as a move or demolition. (Coombs)				
Vote	Carried 5-0			Certificate #	68128
5.	8 Masaquet Ave LLC	8 Masaquet Avenue	Move off/demo cottage	80-193	Rowland Assocs.
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Ben Normand , Rowland & Associates – Presented project; circa 1982				
	Ryan Fish				
Public	None				
Concerns (8:25)	No concerns.				
Motion	Motion to Approve as a move or demolition. (Coombs)				
Vote	Carried 5-0			Certificate #	68129
6.	8 Masaquet Ave LLC	8 Masaquet Avenue	New dwelling	80-193	Rowland Assocs.
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Ben Normand , Rowland & Associates – Presented project.				
	Ryan Fish				
Public	None				
Concerns (8:25)	Coombs – East elevation could use more fenestration. Oliver – The Nr 1 windows are wide and square; they should be Nr 2s. McLaughlin – The Nr. 1 windows should be fixed. Welch – Agrees with Ms Oliver about the Nr. 1 windows. South elevation, the left Nr. 3 is tucked into the eave and the others have head casings; not really concerns about that. Pohl – No concerns. Ms Oliver’s suggestion is good.				
Motion	Motion to Approve through staff with the two Nr. 1 windows to become Nr. 2 windows. (Oliver)				
Vote	Carried 5-0			Certificate #	68130
7.	8 Masaquet Ave LLC	8 Masaquet Avenue	Guest house	80-193	Rowland Assocs.
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Ben Normand , Rowland & Associates – Presented project.				
	Ryan Fish				
Public	None				
Concerns (8:33)	No concerns.				
Motion	Motion to Approve. (Oliver)				
Vote	Carried 5-0			Certificate #	68131
8.	8 Masaquet Ave LLC	8 Masaquet Avenue	Garage	80-193	Rowland Assocs.
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Ben Normand , Rowland & Associates – Presented project.				
	Ryan Fish				
Public	None				
Concerns (8:35)	No concerns.				
Motion	Motion to Approve. (Oliver)				
Vote	Carried 5-0			Certificate #	68132

9.	8 Masaquet Ave LLC	8 Masaquet Avenue	Cabana	80-193	Rowland Assocs.
Voting	Pohl, Coombs, McLaughlin, Oliver, Welch				
Alternates	Watterson, Dutra				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Ben Normand , Rowland & Associates – Presented project. Ryan Fish				
Public	None				
Concerns (8:36)	No concerns.				
Motion	Motion to Approve. (Oliver)				
Vote	Carried 5-0			Certificate #	68133
10.	Reinemo, Karsten	20 Sparks Avenue	New commercial bldg	55-307	Robert Newman
Voting	Pohl, Coombs, McLaughlin, Oliver, Dutra				
Alternates	Welch, Watterson				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Robert Newman , Sandcastle Construction, Inc. – Presented project. Karsten Reinemo				
Public	None				
Concerns (8:38)	Coombs – This will be taller than anything else in the area; it should come down to under 30 feet. South elevation, the 1 st -floor window should be raised and needs a second 1st-floor window. McLaughlin – No comments. Oliver – It will fit in nicely. The clapboard would be better as a platinum grey. Agrees about lowering the height. Dutra – Agrees with what’s been said. Pohl – Agrees with Ms Coombs about the height and the windows.				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried 5-0			Certificate #	
11.	Five on a Dime LLC	4 Pilgrim Court	New dwelling	41-217	Sophie Metz Design
Voting	Pohl, Coombs, Oliver, Welch, Watterson				
Alternates	Dutra				
Recused	None				
Documentation	Architectural elevation plans and photos.				
Representing	Sophie Metz – Presented project.				
Public	None				
Concerns (8:47)	Oliver – The two shingle courses above the dormer windows should be brought down. The “D” windows are an anomaly. Everything feels okay. Watterson – This is a nice job and is in keeping with the rest of the structures. The “D” window might be better at four panes across; the door top lights should be three panes. West elevation, the “F” windows in the small dormers would be better as “E” windows; the rafter tails don’t show in the connector. Coombs – West elevation, the left gable needs a 1 st -floor window (not visible); would prefer the “D” windows to be three-lights. Welch – He has no concerns about the eye-brow dormers and the sidelights. East elevation, the dormers could support slightly large windows. Agrees with some other comments. Pohl – East elevation, the door needs more of a frontice piece; needs a beam under the porch roof to reduce the perceived length of the columns; if the base of the columns were reduced, the cross bucks could be lowered.				
Motion	Motion to Hold for revisions. (Coombs)				
Vote	Carried 5-0			Certificate #	

Minutes for May 23, 2017, adopted June 6

12.	115 Washington St. LLC	115 Washington Street	New dwelling type A	55.1.4-39	Workshop APD
13.	115 Washington St. LLC	115 Washington Street	New dwelling type B	55.1.4-39	Workshop APD
14.	115 Washington St. LLC	115 Washington Street	New dwelling type B2	55.1.4-39	Workshop APD
15.	115 Washington St. LLC	115 Washington Street	New dwelling type C	55.1.4-39	Workshop APD

Voting Pohl, Coombs, Oliver, Welch, Watterson,
 Alternates Dutra
 Recused None
 Documentation None
 Representing None
 Public None
 Concerns None at this time
 Motion **Motion to Hold for the beginning of the May 30 meeting. (Coombs)**
 Vote Carried unanimously **Certificate #**

VIII. HDC BUSINESS	
Approve Minutes	May 9, 11, 2017 – Motion to Approve (Coombs) Carried unanimously
Review Minutes	May 16, 2017
Other Business	<ul style="list-style-type: none"> • Discussion of sidewalk work in front of Thomas Macy Building. • Discussion of process for HDC pre-review of upcoming Zoning articles.
Commission Comments	Oliver – Asked that pipes sticking out of the sides of buildings be put on as an agenda for discussion.

List of additional documents, not available on the website or in the files, used at the meeting:

1. None

Motion to Adjourn: 9:03 p.m.

Submitted by:
 Terry L. Norton

Historic Structures Advisory Board Sconset Advisory Board Madaket Advisory Board Sign Advisory Committee